

VILLAGE OF COTTAGE GROVE
COMMUNITY DEVELOPMENT AUTHORITY
Monday, December 10, 2018

MINUTES

1. **Call to order** – meeting was called to order by Williams at 5:31 p.m.
2. **Determination of quorum and that the agenda was properly posted** – It was confirmed that a quorum was present, and the meeting was properly posted. In attendance were John Williams, Jeff Lennberg, Jim Ahearn, Mike Elder, John Hogan, Mike Millage and Jerrud Rossing. Also, in attendance were Planning Director Erin Ruth, Administrator Matt Giese, Village Clerk Lisa Kalata, Kyle Adams from Ruedebush and Village Attorney Leighton Boushea.
3. **PUBLIC APPEARANCES** – None
4. **Discuss and consider approval of minutes of the November 12, 2018 CDA meeting.**
Motion by Hogan to approve the minutes of the November 12, 2018 CDA meeting, seconded by Millage. **Motion** carried with a voice vote of 6-0-1 with Ahearn abstaining.
5. **Presentation from Greywolf Partners regarding potential development in Northlands area in TID #10, including a proposal to provide master planning services for the area, and regarding a request for TIF assistance to provide such services.**
Representatives from Greywolf Partners were present to explain the potential development in the Northlands area. They currently have the Dushack property under contract and have a partnership/consulting agreement for the Viken property for a total of 200+ acres. They would like to collaborate with the Village on the preparations and development of these properties. They would like to do a study that would benefit the complete development with this area and are asking the board to approve \$25,000 for this study. They have a potential user for part of the property that would be manufacturing, and warehouses, they are looking for a commitment from Greywolf and the Village that this area will be developed. The current plan is to work in two phases for this project, with phase one bringing the utilities from County TT to the end of the property for developable parcels. Phase two would then bring access to the East side of the property and complete the road system.
6. **Discuss and consider Greywolf Partners proposal to provide master planning services for the Northlands area in TID #10.**
Lennberg commented that this information is going to be needed for development anyway, so the study would be very helpful. Williams indicated that it would be money well spent, to get the most out of the area. Also, the information would help with the urban services area amendment. Ruth indicated that an agreement could be drafted and brought back to the CDA committee and if comfortable then it could be forwarded to Village Board. **Motion** by Hogan to recommend approval of the \$25,000 expenditure for the study with certain controls to protect the Village and to be developed by staff, seconded by Lennberg. **Motion** carried with a voice vote of 7-0-0.
7. **Overview of Mid-America Economic Development Council Competitiveness Conference and Site Selector Forum**
Ruth gave an overview of the conference and the sessions that he attended.
8. **Comments from committee members**
Millage asked if there has been any interest in TID 8 or 9 and if this study could help with this area as well? Giese indicated that it would be no advantage as these areas would be different types of development.
9. **Future agenda items**

Continue Greywolf discussion
Updates on urban service area amendment
Updates from Ehlers and Quarles & Brady

10. Adjournment

Motion by Lennberg to adjourn at 6:44 p.m., seconded by Rossing. Motion carried with a voice vote of 7-0-0.

**Lisa Kalata, Clerk
Village of Cottage Grove
Approved:**

These minutes represent the general subject matter discussed in this meeting but do not reflect a verbatim documentation of the subjects and conversations that took place.

DRAFT